

# STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT  
FINANCE



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**TO:** County Assessors and County Auditors

**FROM:** Barry Wood, Assessment Division Director *BW*

**RE:** Property Class Codes and Circuit Breaker Caps

**DATE:** October 30, 2008

The Department has received questions regarding the assignment of the appropriate circuit breaker cap to real property by class code and questions regarding the qualifications of the appropriate cap. This memorandum will answer those questions and suggest classification cap assignments for all property class codes.

The attached property class codes are listed in the Computer Standard for a Uniform and Common Property Tax Management System - Code Lists for Required Data (50 IAC 23-20-3). To readily identify which circuit breaker cap should be allocated for each property class code, a numeric value has been assigned in the second column.

The value is based on the allocation of the cap. A "1" designates the property as homestead property; a "2" designates the property as non-homestead residential property; a "3" designates the property as non-residential.

Please note that depending on the circumstances, some property codes may have more than one possible circuit breaker cap. The ultimate decision on the most appropriate property class code and allocation rests with the local assessing official.

The cap percentage is phased in during the next two years as follows:

Property Class	2008	2009	2010 (and after)
Homestead	2%	1.5%	1%
Residential property	----	2.5%	2%
Agricultural land	----	2.5%	2%
Long-term care property	----	2.5%	2%
Nonresidential real property	----	3.5%	3%
Personal property	----	3.5%	3%

**Q: What allocation should residential land priced using the front foot method and measuring over an acre receive?**

*A: It receives the 3.5% cap for 2008 pay 2009, and 3% cap for 2009 pay 2010 as "nonresidential real property."*

**Q: What allocation should a pool, gazebo, or other improvement that have a residential function receive? How about Agricultural buildings -- barns, hog confinement buildings, and silos?**

*A: Nonresidential real property is defined as "Real Property that is not a homestead or residential property; and consists of a building or other land improvement." For more information, see page 4 of the June 2 memorandum at <http://www.in.gov/dlgf/files/Memo-CircuitBreakers.pdf>.*

*Improvements with a residential function meet the definition for residential property and receive the 2.5% cap for 2009 and 2% cap for 2010. The agricultural buildings listed in the question meet the definition of "nonresidential property," and receive the 3.5% cap for 2009 and 3% cap for 2010. The agricultural land 2.5% circuit breaker cap only applies to land – not improvements or buildings.*

4. If you have any questions, please contact your Assessment Division field representative, or you may contact me at (317) 232-3777 or [Bwood@dlgf.in.gov](mailto:Bwood@dlgf.in.gov).

## Property Class Codes

Code	Value	Value
100	2	AGRICULTURAL - VACANT LAND
101	3	AGRICULTURAL - CASH GRAIN/GENERAL FARM
102	3	AGRICULTURAL - LIVESTOCK OTHER THAN DAIRY OR POULTRY
103	3	AGRICULTURAL - DAIRY FARM
104	3	AGRICULTURAL - POULTRY FARM
105	3	AGRICULTURAL - FRUIT & NUT FARMS
106	3	AGRICULTURAL - VEGETABLE FARM
107	3	AGRICULTURAL - TOBACCO FARM
108	3	AGRICULTURAL - NURSERY
109	3	AGRICULTURAL - GREENHOUSES
110	3	AGRICULTURAL - HOG FARM
111	3	AGRICULTURAL - BEEF FARM
120	3	AGRICULTURAL - TIMBER
141	2 or 3*	AGRICULTURAL - AGLAND WITH MOBILE HOME
149	2 or 3*	AGRICULTURAL - AGLAND WITH PERSONAL PROPERTY MOBILE HOME
198	3	AGRICULTURAL - AG BUILDING ON LEASED LAND
199	3	AGRICULTURAL - OTHER AGRICULTURAL USE
200	3	MINERAL
300	3	INDUSTRIAL VACANT LAND
309	3	PARCEL CLASSIFIED AS VACANT BUT IS PART OF THE SUPPORT LAND FOR ANOTHER PARCEL
310	3	INDUSTRIAL FOOD & DRINK
320	3	INDUSTRIAL FOUNDRIES & HEAVY MANUFACTURING
330	3	INDUSTRIAL MEDIUM MANUFACTURING & ASSEMBLY
340	3	INDUSTRIAL - LIGHT MANUFACTURING & ASSEMBLY
345	3	INDUSTRIAL OFFICE
346	3	INDUSTRIAL RESEARCH AND DEVELOPMENT FACILITY
350	3	INDUSTRIAL WAREHOUSE
360	3	INDUSTRIAL TRUCK TERMINALS
370	3	INDUSTRIAL SMALL SHOPS
380	3	INDUSTRIAL MINES & QUARRIES
385	3	INDUSTRIAL LANDFILL
390	3	INDUSTRIAL GRAIN ELEVATORS
398	3	INDUSTRIAL BUILDING ON LEASED LAND
399	3	INDUSTRIAL OTHER STRUCTURES
400	3	COMMERCIAL VACANT LAND
401	3	COMMERCIAL 4-19 FAMILY APARTMENTS
402	3	COMMERCIAL 20-39 FAMILY APARTMENTS
403	3	COMMERCIAL 40 OR MORE FAMILY APARTMENTS
409	3	COMMERCIAL PARCEL CLASSIFIED <i>[sic.]</i> AS VACANT BUT IS PART OF THE SUPPORT LAND FOR ANOTHER PARCEL
410	3	COMMERCIAL MOTELS OR TOURIST CABINS
411	3	COMMERCIAL HOTELS

412	2	COMMERCIAL NURSING HOMES & HOSPITALS
415	2	COMMERCIAL MOBILE HOME PARKS
416	3	COMMERCIAL CAMP GROUNDS
419	2	COMMERCIAL OTHER HOUSING
420	3	COMMERCIAL SMALL RETAIL
421	3	COMMERCIAL SUPERMARKETS
422	3	COMMERCIAL DISCOUNT & JUNIOR DEPARTMENT STORES
424	3	COMMERCIAL FULL LINE DEPARTMENT STORES
425	3	COMMERCIAL NEIGHBORHOOD SHOPPING CENTER
426	3	COMMERCIAL COMMUNITY SHOPPING CENTER
427	3	COMMERCIAL REGIONAL SHOPPING CENTER
428	3	COMMERCIAL CONVENIENCE MARKET
429	3	COMMERCIAL OTHER RETAIL STRUCTURES
430	3	COMMERCIAL RESTAURANT, CAFE, OR BAR
431	3	COMMERCIAL FRANCHISE-TYPE RESTAURANT
435	3	COMMERCIAL DRIVE-IN RESTAURANT
439	3	COMMERCIAL OTHER FOOD SERVICE
440	3	COMMERCIAL DRY CLEAN PLANT OR LAUNDRY
441	3	COMMERCIAL FUNERAL HOME
442	3	COMMERCIAL MEDICAL CLINIC OR OFFICES
443	3	COMMERCIAL DRIVE-UP/WALK-UP BANK ONLY
444	3	COMMERCIAL FULL SERVICE BANKS
445	3	COMMERCIAL SAVINGS AND LOANS
447	3	COMMERCIAL OFFICE BUILDING 1 OR 2 STORY
448	3	COMMERCIAL OFFICE 3 STORIES OR MORE WALK-UP
449	3	COMMERCIAL OFFICE 3 STORIES OR MORE ELEVATOR
450	3	COMMERCIAL CONVENIENCE MARKET WITH GASOLINE SALES
451	3	COMMERCIAL CONVENIENCE MARKET/FRANCHISE TYPE RESTAURANT
452	3	COMMERCIAL AUTO SERVICE STATION
453	3	COMMERCIAL CAR WASHES
454	3	COMMERCIAL AUTO SALES & SERVICE
455	3	COMMERCIAL GARAGE
456	3	COMMERCIAL PARKING LOT OR STRUCTURE
460	3	COMMERCIAL THEATERS
461	3	COMMERCIAL DRIVE-IN THEATERS
462	3	COMMERCIAL GOLF RANGE OR MINIATURE COURSE
463	3	COMMERCIAL GOLF COURSE
464	3	COMMERCIAL BOWLING ALLEY
465	3	COMMERCIAL LODGE HALL OR AMUSEMENT PARK
466	3	COMMERCIAL AMUSEMENT PARK
467	3	COMMERCIAL HEALTH CLUB
468	3	COMMERCIAL ICE RINK
469	3	COMMERCIAL RIVERBOAT GAMING RESORT
480	3	COMMERCIAL WAREHOUSE
481	3	COMMERCIAL MINI-WAREHOUSE
482	3	COMMERCIAL TRUCK TERMINALS
490	3	COMMERCIAL MARINE SERVICE FACILITY

495	3	COMMERCIAL MARINA
496	3	COMMERCIAL MARINA - SMALL BOATS
498	3	COMMERCIAL BUILDING ON LEASED LAND
499	3	COMMERCIAL OTHER STRUCTURE
500	3	RESIDENTIAL VACANT PLATTED LOT
501	3	RESIDENTIAL VACANT UNPLATTED LAND OF 0 - 9.99 ACRES
502	3	RESIDENTIAL VACANT UNPLATTED LAND OF 10 - 19.99 ACRES
503	3	RESIDENTIAL VACANT UNPLATTED LAND OF 20 - 29.99 ACRES
504	3	RESIDENTIAL VACANT UNPLATTED LAND OF 30 - 39.99 ACRES
505	3	RESIDENTIAL VACANT UNPLATTED LAND OF 40 OR MORE ACRES
509	3	RESIDENTIAL PARCEL CLASSIFIED AS VACANT BUT IS PART OF THE SUPPORT LAND FOR ANOTHER PARCEL
510	1 or 2^	ONE FAMILY DWELLING ON A PLATTED LOT
511	1 or 2; and 3^	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0 - 9.99 ACRES
512	1 or 2; and 3^	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 10 -19.99 ACRES
513	1 or 2; and 3^	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 20 -29.99 ACRES
514	1 or 2; and 3^	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 30 -39.99 ACRES
515	1 or 2; and 3^	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 40 OR MORE ACRES
520	1 or 2; and 3^	RESIDENTIAL TWO FAMILY DWELLING ON A PLATTED LOT
521	1 or 2; and 3^	RESIDENTIAL TWO FAMILY DWELLING ON UNPLATTED LAND OF 0 - 9.99 ACRES
522	1 or 2; and 3^	RESIDENTIAL TWO FAMILY DWELLING ON UNPLATTED LAND OF 10 -19.99 ACRES
523	1 or 2; and 3^	RESIDENTIAL TWO FAMILY DWELLING ON UNPLATTED LAND OF 20 -29.99 ACRES
524	1 or 2; and 3^	RESIDENTIAL TWO FAMILY DWELLING ON UNPLATTED LAND OF 30 -39.99 ACRES
525	1 or 2; and 3^	RESIDENTIAL TWO FAMILY DWELLING ON UNPLATTED LAND OF 40 OR MORE ACRES
530	1 or 2; and 3^	RESIDENTIAL THREE FAMILY DWELLING ON A PLATTED LOT
531	1 or 2; and 3^	RESIDENTIAL THREE FAMILY DWELLING ON UNPLATTED LAND OF 0 - 9.99 ACRES
532	1 or 2 and 3^	RESIDENTIAL THREE FAMILY DWELLING ON UNPLATTED LAND OF 10 -19.99 ACRES
533	1 or 2; and 3^	RESIDENTIAL THREE FAMILY DWELLING ON UNPLATTED LAND OF 20 -29.99 ACRES
534	1 or 2; and 3^	RESIDENTIAL THREE FAMILY DWELLING ON UNPLATTED LAND OF 30 -39.99 ACRES
535	1 or 2; and 3^	RESIDENTIAL THREE FAMILY DWELLING ON UNPLATTED LAND OF 40 OR MORE ACRES
540	1 or 2^	RESIDENTIAL MOBILE/MANUFACTURED HOME ON A PLATTED LOT
541	1 or 2; and 3^	RESIDENTIAL MOBILE/MANUFACTURED HOME ON UNPLATTED LAND OF 0 - 9.99 ACRES

542	1 or 2 and 3^	RESIDENTIAL MOBILE/MANUFACTURED HOME ON UNPLATTED LAND OF 10 - 19.99 ACRES
543	1 or 2; and 3^	RESIDENTIAL MOBILE/MANUFACTURED HOME ON UNPLATTED LAND OF 20 - 29.99 ACRES
544	1 or 2; and 3^	RESIDENTIAL MOBILE/MANUFACTURED HOME ON UNPLATTED LAND OF 30 - 39.99 ACRES
545	1 or 2; and 3^	RESIDENTIAL MOBILE/MANUFACTURED HOME ON UNPLATTED LAND OF 40 OR MORE ACRES
550	1 or 2^	RESIDENTIAL CONDOMINIUM UNIT ON A PLATTED LOT
551	1 or 2; and 3^	RESIDENTIAL CONDOMINIUM UNIT ON UNPLATTED LAND OF 0 - 9.99 ACRES
552	1 or 2; and 3^	RESIDENTIAL CONDOMINIUM UNIT ON UNPLATTED LAND OF 10 - 19.99 ACRES
553	1 or 2; and 3^	RESIDENTIAL CONDOMINIUM UNIT ON UNPLATTED LAND OF 20 - 29.99 ACRES
554	1 or 2; and 3^	RESIDENTIAL CONDOMINIUM UNIT ON UNPLATTED LAND OF 30 - 39.99 ACRES
555	1 or 2; and 3^	RESIDENTIAL CONDOMINIUM UNIT ON UNPLATTED LAND OF 40 OR MORE ACRES
556	1 or 2^	RESIDENTIAL CONDOS
557	2	COMMON AREAS CONDOS
558	N/A	MASTER CARD FOR RESIDENTIAL CONDO
590	3	RESIDENTIAL PLATTED PERSONAL PROPERTY MOBILE HOME
591	3	RESIDENTIAL UNPLATTED PERSONAL PROPERTY MOBILE HOME
598	3	RESIDENTIAL BUILDING ON LEASED LAND
599	3	RESIDENTIAL OTHER STRUCTURES
600	N/A	EXEMPT PROPERTY OWNED BY THE UNITED STATES OF AMERICA
610	N/A	EXEMPT PROPERTY OWNED BY THE STATE OF INDIANA
620	N/A	EXEMPT PROPERTY OWNED BY A COUNTY
621	N/A	EXEMPT PROPERTY CERTIFIED FOR TREASURER'S SALE
622	N/A	EXEMPT PROPERTY HELD FOR RESALE
630	N/A	EXEMPT PROPERTY OWNED BY A TOWNSHIP
640	N/A	EXEMPT PROPERTY OWNED BY A MUNICIPALITY
645	N/A	EXEMPT PROPERTY OWNED BY A MUNICIPAL HOUSING AUTHORITY
650	N/A	EXEMPT PROPERTY OWNED BY A BOARD OF EDUCATION
660	N/A	EXEMPT PROPERTY OWNED BY A PARK DISTRICT
661	N/A	EXEMPT PROPERTY OWNED BY A CONSERVANCY DISTRICT
662	N/A	EXEMPT PROPERTY OWNED BY A SANITARY DISTRICT
665	N/A	EXEMPT PROPERTY OWNED BY A PUBLIC LIBRARY
669	N/A	OTHER EXEMPT PROPERTY OWNED BY A GOVERNMENTAL UNIT
670	N/A	EXEMPT PROPERTY OWNED BY A PRIVATE ACADEMY OR COLLEGE THAT IS GRANTED AN EXEMPTION
680	N/A	EXEMPT PROPERTY OWNED BY A CHARITABLE ORGANIZATION THAT IS GRANTED AN EXEMPTION
685	N/A	EXEMPT PROPERTY OWNED BY A RELIGIOUS ORGANIZATION THAT IS GRANTED AN EXEMPTION
686	N/A	CHURCH, CHAPEL, MOSQUE, SYNAGOGUE, TABERNACLE, OR TEMPLE THAT IS GRANTED AN EXEMPTION
690	N/A	EXEMPT PROPERTY OWNED BY A CEMETERY ORGANIZATION THAT IS GRANTED AN EXEMPTION
699	N/A	OTHER EXEMPT PROPERTY OWNED BY AN ORGANIZATION THAT IS GRANTED AN EXEMPTION

800	3	LOCALLY ASSESSED VACANT UTILITY LAND-COMMERCIAL
805	3	LOCALLY ASSESSED VACANT UTILITY LAND-INDUSTRIAL
810	3	LOCALLY ASSESSED PROPERTY OWNED BY A BUS COMPANY-COMMERCIAL
811	3	STATE ASSESSED PROPERTY OWNED BY A BUS COMPANY
815	3	LOCALLY ASSESSED PROPERTY OWNED BY A BUS COMPANY-INDUSTRIAL
820	3	LOCALLY ASSESSED PROPERTY OWNED BY A LIGHT, HEAT OR POWER COMPANY-COMMERCIAL
821	3	STATE ASSESSED PROPERTY OWNED BY A LIGHT, HEAT, OR POWER COMPANY THAT CONSTITUTES A PART OF ANY RIGHT-OF-WAY OF THE LIGHT, HEAT OR POWER COMPANY
825	3	LOCALLY ASSESSED PROPERTY OWNED BY A LIGHT, HEAT OR POWER COMPANY-INDUSTRIAL
830	3	LOCALLY ASSESSED PROPERTY OWNED BY A PIPELINE COMPANY-COMMERCIAL
831	3	STATE ASSESSED PROPERTY OWNED BY A PIPELINE COMPANY THAT CONSTITUTES A PART OF ANY RIGHT-OF-WAY OF THE DISTRIBUTION SYSTEM
835	3	LOCALLY ASSESSED PROPERTY OWNED BY A PIPELINE COMPANY-INDUSTRIAL
840	3	LOCALLY ASSESSED PROPERTY OWNED BY A RAILROAD COMPANY-COMMERCIAL
841	3	STATE ASSESSED OPERATING PROPERTY OWNED BY A RAILROAD COMPANY
845	3	LOCALLY ASSESSED PROPERTY OWNED BY A RAILROAD COMPANY-INDUSTRIAL
850	3	LOCALLY ASSESSED PROPERTY OWNED BY A SEWAGE COMPANY-COMMERCIAL
851	3	STATE ASSESSED PROPERTY OWNED BY A SEWAGE COMPANY THAT CONSTITUTES A PART OF ANY RIGHT-OF-WAY OF THE COLLECTION SYSTEM
855	3	LOCALLY ASSESSED PROPERTY OWNED BY A SEWAGE COMPANY-INDUSTRIAL
860	3	LOCALLY ASSESSED PROPERTY OWNED BY A TELEPHONE, TELEGRAPH, OR CABLE COMPANY-COMMERCIAL
861	3	STATE ASSESSED PROPERTY OWNED BY A TELEPHONE, TELEGRAPH, OR CABLE COMPANY THAT CONSTITUTES A PART OF ANY RIGHT-OF-WAY OF THE DISTRIBUTION SYSTEM
865	3	LOCALLY ASSESSED PROPERTY OWNED BY A TELEPHONE, TELEGRAPH, OR CABLE COMPANY-INDUSTRIAL
870	3	LOCALLY ASSESSED PROPERTY OWNED BY A WATER DISTRIBUTION COMPANY-COMMERCIAL
871	3	STATE ASSESSED PROPERTY OWNED BY A WATER DISTRIBUTION COMPANY THAT CONSTITUTES A PART OF ANY RIGHT OF WAY OF THE DISTRIBUTION SYSTEM
875	3	LOCALLY ASSESSED PROPERTY OWNED BY A WATER DISTRIBUTION COMPANY-INDUSTRIAL

\*If single family, it qualifies as Residential; If not single family, it is Non-residential  
^ If homestead; If it is not homestead, it qualifies as residential property. Non-residential (3.5% for taxes payable in 2009; 3% for taxes payable in 2010).